

PLANNING AND ZONING COMMISSION

January 4, 2011  
7:30 pm  
Council Chambers

SPECIAL ANNOUNCEMENTS

PUBLIC COMMENTS

CONSENT

1. Roll Call.

Commissioners Present: Best, Davis, Hartley, Huddleston, Loyd, McDowell, Wescott,  
Vice-Chairperson Romine and Chairperson Harris.

Commissioners Absent: Woolery.

Staff Present: Jim Lawson Director of Planning and Development  
Joel Hornickel Senior Planner  
Keith Francis Asst. Director of Public Works  
Kendall Powell Utilities Plans Reviewer  
William Duston Assistant City Attorney  
Sonja Paden Office Assistant II

2. Approve Agenda.

Recommended Action: Approve the format of the January 4, 2011 agenda.

MOTION:

Motion by Vice-Chairperson Romine and seconded by Commissioner Hartley, and unanimously carried to approve the format of the October 5, 2010.

3. Approve Minutes.

Recommended Action:

- A) Approve the minutes of the October 5, 2010 study session;
- B) Approve the minutes of the October 5, 2010 regular meeting.

MOTION:

Motion by Commissioner Wescott and seconded by Vice-Chairperson Romine and unanimously carried to approve the minutes of the October 5, 2010 Planning and Zoning Commission study session and the October 5, 2010 Planning and Zoning Commission regular meeting as presented.

OLD BUSINESS

None.

PUBLIC HEARINGS

4. Request For A Planned Development Amendment To PD 2005-003 And To Include  
101 Covered Bridge Drive, Branson, Missouri.  
Project No. 10-5.3 (10-00500003)  
Applicant: Long Land Ventures

Mr. Hornickel presented the staff report as filed with the Planning Division. He added that prior to the meeting, Mr. Gary Hall from KAMO Power had expressed concern for the proposed location of an outdoor storage area within their easement on the property. He stated they were uncomfortable with the potential liability issues and therefore requested that it be removed. Mr. Hornickel stated, as a result of the concern, the applicant agreed to remove the storage area from their easement.

Mr. Lawson stated Mr. Yung had done a good job on the tweaking of the development and it would improve it.

Chairperson Harris asked if there were any questions of staff regarding the item; there was no response. He asked if the applicant was present and if they would come forward to answer any questions.

Mr. Bill Yung, Yung Design Group, approached and asked if there were any questions.

Mr. Lawson asked Mr. Yung to read into the record that they had agreed to remove the storage area from the KAMO Power easement.

Mr. Yung stated that after meeting with Mr. Hall, he understood their primary concerns were with liability and access. He added that he did not want to cause any problems, so they had agreed to remove the storage area from the KAMO Power easement.

Chairperson Harris asked if any of the commissioners had any questions for the applicant.

Commissioner Davis asked if they planned to relocate the RV storage area and, if so, would it affect the density of the project in another area.

Mr. Yung stated had not had the opportunity to talk to his client, but he would recommend removing two to three RV sites in different locations and make smaller storage areas within the property. He added they would still plan to pave the areas with a dust-free material, as requested.

Chairperson Harris asked why a change had been made regarding the allowable locations of proposed street trees.

Mr. Yung stated the reason for the change was due to the steepness of the properties where the cottages would be located. He stated the only economical way for them to develop the cottage properties without the use of large stem walls was to move the sidewalks as close as they could to the roadway. He added that, because the sidewalks would then be along the curb, they would then have the space available on the outside of the sidewalks for the trees, if allowable.

Commissioner McDowell asked if the fenced storage facility for RV-related materials would be included in the request.

Mr. Yung stated that was the area they would be removing from the KAMO Power easement.

Commissioner Davis asked if Mr. Yung was agreeable to the third condition that was added to the resolution regarding storm water runoff.

Mr. Yung stated he did not have a problem with the statement.

Commissioner Davis asked if the RV portion of the development would be preceding more of the mixed used residential portion.

Mr. Yung stated both portions would be moving forward concurrently, but they were two different operations. He stated they were building homes within the Audubon portion now, and the Covered Bridge RV Resort would have a separate sales team. He added they were planning to attend a national sales conference in the coming weeks to kick off the project.

Chairperson Harris stated the project had a lot of great potential and that he really liked the design layout. He added it would serve the need of many visitors to the area.

Commissioner Hartley asked if the significant electrical transmission line easements through the property would be a problem.

Mr. Yung stated they would not be and they would not affect the marketing plans for either side of the project.

Commissioner Davis asked for further details regarding the right-hand turn lane into the RV portion off of Shepherd of the Hills Expressway.

Mr. Hornickel stated it was a new addition to the PD. Due to the addition of the covered bridge, they wanted to provide adequate area for stacking RVs entering off of Shepherd of the Hills Expressway.

Commissioner Davis asked when that would occur.

Mr. Yung stated that, as part of the first phase of the development, they would construct a right turn lane for the stacking of two buses, depending on the requirements of the city at the time of project review. He added it would be hard to imagine a flood of RVs arriving all at once.

Commissioner Davis stated he appreciated the addition and it spoke to the potential of making the arrival experience the best possible for those going there. He stated he thought the location for the project was ideal due to its easy ingress and egress.

Mr. Yung stated it would be a five-star resort that would only allow the class A and super C motor homes. He added that fifth wheel trailers would not be allowed to enter the facilities. He stated it would be a membership resort and not an RV park.

Chairperson Harris asked if there was anyone else present who wished to speak in regards to the item; there was no response. He asked if there were any further questions by the Commissioners; there was no response. He entertained a motion.

**MOTION:**

Motion by Commissioner Davis and seconded by Commissioner Best to approve Resolution 10-5.3 with the modification presented by Commissioner Davis of the items as follows:

1. The property located at 101 Covered Bridge Drive shall receive approval for annexation into the City of Branson; and,
2. In addition to a reserved area of adequate size for storm water facilities shown on the Master Plan (Exhibit A), the following wording shall be added to Section 1.14 of the PD prior to the First Reading of this item to the Board of Aldermen: *"All storm water detention facilities will be constructed by the developer and maintained by the property owners. Detention facilities shall be constructed prior to any activities that would increase the rate of storm water runoff from the site."*
3. All conditions of this resolution authorizing the issuance of this Planned Development Amendment shall be met on or before July 4, 2011.

AYES: Best, Davis, Hartley, Huddleston, Loyd, McDowell, Wescott, Vice-Chairperson Romine and Chairperson Harris.

NOES: None.

ABSTAIN: None.

ABSENT: Woolery.

Motion to approve Resolution 10-5.3 as modified was approved with a 9-0 vote.

OTHER BUSINESS

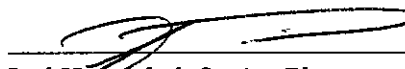
Commissioner Davis stated the Board of Aldermen attended the National League of Cities meeting in December. He stated he and Alderman Williams were able to meet with members from the City of Denver's Planning Department. He added they heard about their experience with their comprehensive plan, their additional interim plans and the latest adoption of their zoning code. He stated the whole process had taken them seven years and included them mainly working on adopting their land use map into their zoning code. He added it was a very impressive way to see how cities can operate and do business.

ADJOURNMENT

Motion by Commissioner Best and seconded by Commissioner Wescott, and unanimously carried to adjourn the meeting at 8:04 p.m.

  
Clark Harris, Chairperson

2-10-11  
Date

  
Joel Hornickel, Senior Planner

2/10/11  
Date